



Cobb County Community Development Agency
Zoning Division

1150 Powder Springs St. Marietta, Georgia 30064

Case # SLUP-4

Public Hearing Dates:

PC: 5-5-20

BOC: 5-19-20

SITE BACKGROUND

Applicant: White Oak Longline Holdings, LLC

Phone: 404-256-0401

Email: jhampton@whiteoakre.com
alivingston@longlinehld.com

Representative Contact: J. Kevin Moore

Phone: 770-429-1499

Email: jkm@mijs.com

Titleholder: L. Earl Seagraves, Jr.; Robert B. Seagraves; Wanda Seagraves McCleskey; and Larry E. McCleskey

Property location and address: Located on the northwest side of River View Road, east of Veterans Memorial Highway (6384 River View Road)

Access to Property: River View Road

QUICK FACTS

Commission District: 4- Cupid

Current Zoning: HI (Heavy Industrial)

Current use of property: Industrial

Proposed use: Concrete Plant

Future Land Use Designation: IND (Industrial)

Site Acreage: 10.32

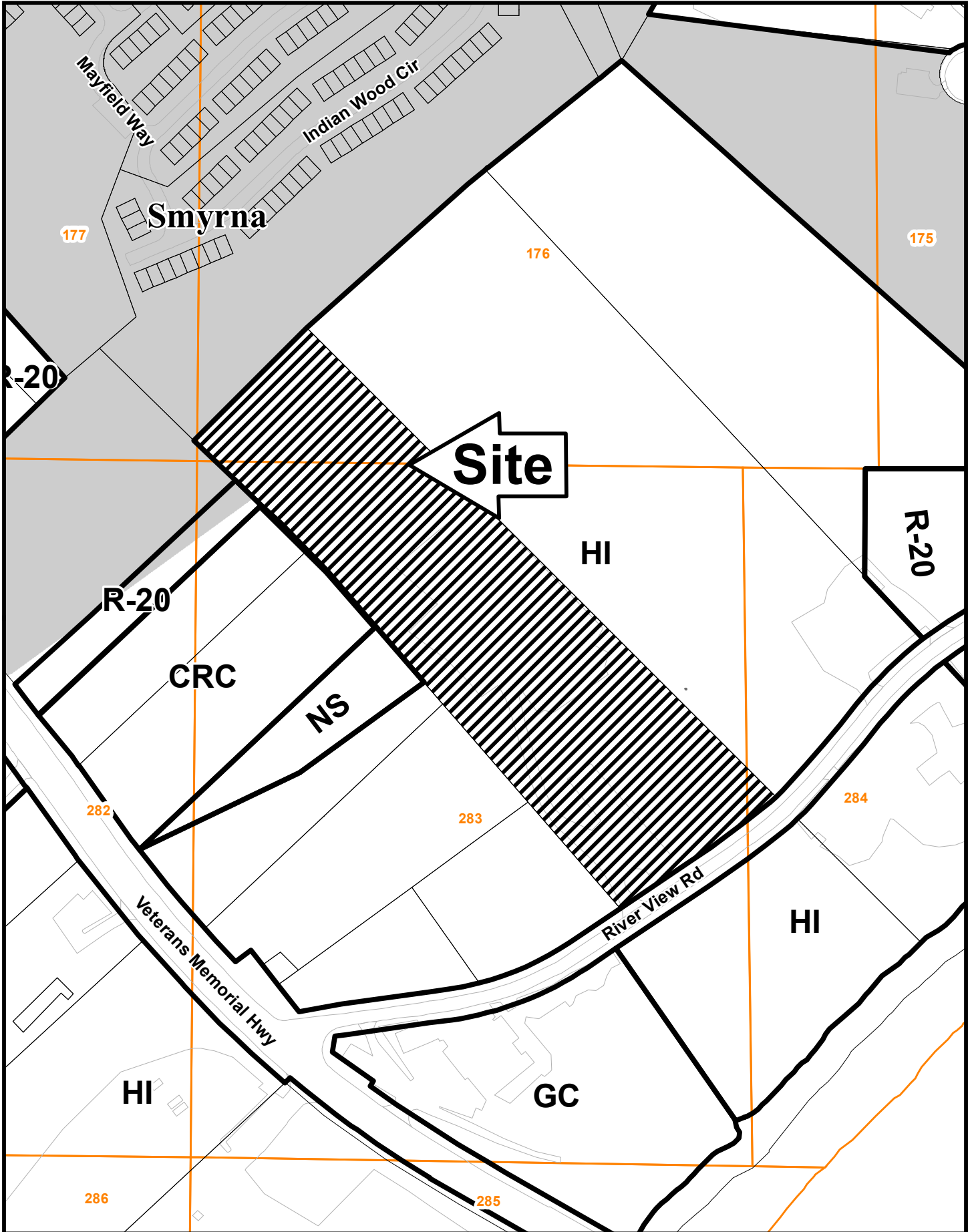
District: 18

Land Lot: 176, 283, 284

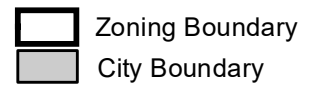
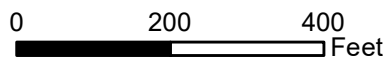
Parcel #: 18028400030

Taxes Paid: Yes

SLUP-4 GIS



This map is provided for display and planning purposes only. It is not meant to be a legal description.





5074 BRISTOL INDUSTRIAL WAY
 SUITE 200
 RUFORD, GEORGIA 30089
 (770) 871-3888
 www.dpeinc.com

THOMAS CONCRETE
 2500 CUMBERLAND HWY
 SUITE 200
 ATLANTA, GA 30339
 (770) 431-3000

PROJECT NAME:
 THOMAS CONCRETE
 RECYCLING

TASK:
 SITE
 PLAN

PROJECT INFORMATION:
 PROJECT NUMBER: 2019-0001
 PROJECT NAME: THOMAS CONCRETE RECYCLING
 PROJECT ADDRESS: 2500 CUMBERLAND HWY, SUITE 200, ATLANTA, GA 30339
 CLIENT: THOMAS CONCRETE RECYCLING
 COUNTY: DEKALB COUNTY, GA 30089

NO.	DATE	DESCRIPTION
1	03/05/2020	PREPARED FOR
2	03/05/2020	REVISIONS
3	03/05/2020	CHECKED
4	03/05/2020	APPROVED
5	03/05/2020	ISSUED

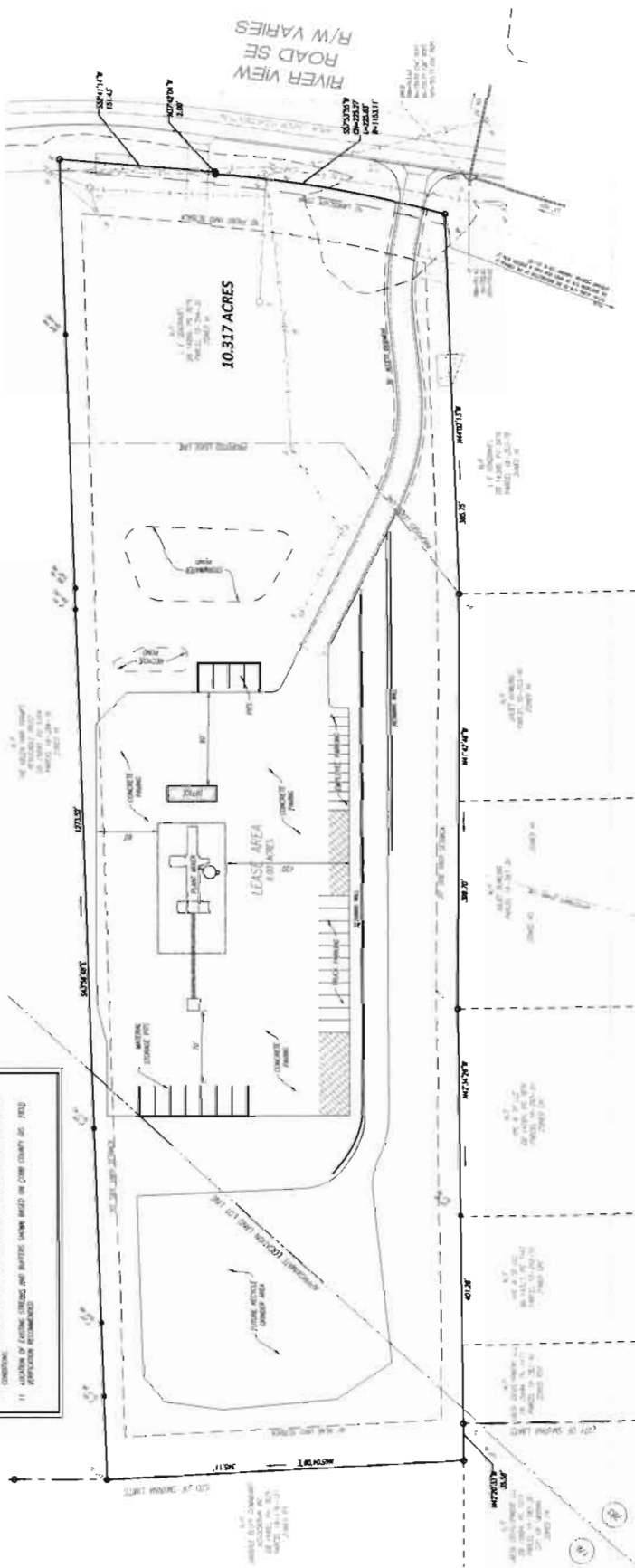
SLUP-4-2020
 Site Plan



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 MAR 05 2020
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

DEVELOPMENT SUMMARY

- TOTAL PROPERTY ACRES = 10.317 AC. PROPOSED LEASE AREA = 4.810 AC.
- EXISTING ZONING = M-1 (MEDIUM DENSITY RESIDENTIAL)
- PROPOSED USE: (CONCRETE MANUFACTURING PLANT)
- PROPOSED LOT AREA = 107,400 SQ. FT. (APPROXIMATELY 2.45 ACRES) WITH 27' SETBACKS ON ALL SIDES.
- ALL PROPOSED TO BE ZONED BY SP-1 (SINGLE-FAMILY DETACHED).
- MAJOR AND MINOR ZONING PROVIDED BY COBB COUNTY.
- ALL SITE DEVELOPMENT INCLUDING BUT NOT LIMITED TO ALL BUILDING FOOTPRINTS AND DRIVEWAYS SHALL BE SUBJECT TO THE CITY OF ATLANTA'S ZONING ORDINANCE AND THE CITY OF ATLANTA'S ZONING MAP.
- DEVELOPMENT APPROVED BY DEVELOPMENT PLANNING & ENGINEERING, INC. (DPE) ON 03/05/2020.
- THE CITY OF ATLANTA'S ZONING ORDINANCE AND THE CITY OF ATLANTA'S ZONING MAP SHALL BE APPLIED TO THIS PROJECT.
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- NOTES:**
- ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
 - USE OF THIS SITE PLAN IS LIMITED TO THE PROJECT AND THE ZONING AND PERMITS OFFICE.
 - THE CITY OF ATLANTA'S ZONING ORDINANCE AND THE CITY OF ATLANTA'S ZONING MAP SHALL BE APPLIED TO THIS PROJECT.
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 - THE CITY OF ATLANTA'S ZONING ORDINANCE AND THE CITY OF ATLANTA'S ZONING MAP SHALL BE APPLIED TO THIS PROJECT.
- DESIGNER / ENGINEER:**
 DEVELOPMENT PLANNING AND ENGINEERING, INC.
 5074 BRISTOL INDUSTRIAL WAY
 SUITE 200
 RUFORD, GEORGIA 30089
 (770) 871-3888
 www.dpeinc.com
- Graphic Scale: 1" = 50'

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ATTACHMENT TO APPLICATION FOR SPECIAL LAND USE PERMIT

Application No.: SLUP- 4
Hearing Dates: May 5, 2019
May 19, 2019

COBB CO. COMM. DEV. AGENCY
PLANNING DIVISION

**BEFORE THE COBB COUNTY BOARD OF COMMISSIONERS
OF ROADS AND REVENUES AND THE
COBB COUNTY PLANNING COMMISSION**

Applicant: White Oak Longline Holdings, LLC
Titleholders: L. Earl Seagraves, Jr.; Robert B. Seagraves;
Wanda Seagraves McCleskey; and
Larry E. McCleskey

STATEMENT OF PROPOSED SITE IMPROVEMENTS

Applicant is seeking a Special Land Use Permit for the purpose of operating a concrete plant facility on property located on the northwesterly side of River View Road, northeasterly of Veterans Memorial Highway, being more particularly known as 6384 River View Road, Land Lots 176, 283, and 284, 18th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or the "Subject Property"). The Property is located within a Heavy Industrial zoning classification, and is currently being utilized for industrial-type purposes. Applicant proposes the clearing and cleaning of any debris from current uses and grading to allow for use of the Property. The existing access drive will be upgraded to accommodate usage by heavier vehicles. Equipment consistent with the operation of a concrete plant will be installed; as well as, storage, paving, and parking areas in and surrounding the equipment areas. A structure to allow for an on-site office for supervision of plant operations will also be constructed, along with required employee parking, fencing, stormwater management, and the like, as required by Cobb County Code.